

Chairperson Michael Beckendorf  
Vice Chairperson John Bond  
Parliamentarian Don Maxwell



Commissioners  
Helen Chavarria  
Scott Hickie  
G.H. Jones  
Chuck Konderla  
Prentiss Madison  
Michael Parks

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 15, 2010 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**4. CONSENT AGENDA.**

- A. Approval of minutes from the [workshop](#) and [regular](#) meetings on March 4, 2010.**
- B. Approval of minutes from the [workshop](#) meeting on March 25, 2010.**
- C. Easement Release [ER10-01: Bridgewater Meadows Subdivision Drawing](#) M. Audenaert**  
*A request for release of an 8-foot wide and 879.8-foot long sewer line easement extending generally southwest for a distance of 879.8 feet from Palasota Drive, approximately 380 feet northwest from its intersection with Cottonwood Street, on 10.06 acres of vacant land out of Stephen F. Austin League No.9, A-62 in Bryan, Brazos County, Texas.*
- D. Final Plat [FP10-03: Highland Hills Subdivision Drawing Pg1 & Pg 2](#) M. Zimmermann**  
*A proposed Final Plat of Highland Hills Subdivision, being 13.05 acres of land out of John Austin Survey, Abstract No. 2 adjoining the north corner of the intersection of Briarcrest Drive (F.M. 1179) and the northbound frontage road of North Earl Rudder Freeway (State Highway 6) in Bryan, Brazos County, Texas.*

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

5. **Replat [RP09-25](#): Bryan Original Townsite [Drawing](#)** **J. Fulgham**  
*Proposed Replat in Block 124 of Bryan Original Townsite, being 0.1914 acres of land located at the northwest corner of North Bryan Avenue and West 21<sup>st</sup> Street in Bryan, Brazos County, Texas.*
6. **Replat [RP10-05](#): Fox Meadow Subdivision [Drawing](#)** **M. Audenaert**  
*Proposed Replat of Lot 5 in Fox Meadow Subdivision, being 3.11 acres of land located at the west corner of Stevens Drive and Rabbit Lane in Bryan, Brazos County, Texas.*
7. **Replat [RP10-06](#): Williams Subdivision [Drawing](#)** **R. Haynes**  
*Proposed Replat of Lot 18 in Williams Subdivision consisting of 1.876 acres of land adjoining the south side of Stevens Drive between North Texas Avenue and Old Hearne Road in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

8. **Rezoning [RZ10-02](#): Daniel & Kerri Brightwell** **R. Haynes**  
*A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 0.519 acres of land adjoining the east side of Tabor Road between Siegert Drive and the southbound frontage road for North Earl Rudder Freeway located at 2319 Tabor Road in Bryan, Brazos County, Texas.*
9. **Rezoning [RZ10-04](#): Curtis Capps** **R. Haynes**  
*A request to change the zoning classification from Industrial District (I) to Mixed Use Residential District (MU-1) on 0.141 acres of land along the south side of the 200 block of West Pease Street between Finfeather Road and Groesbeck Street, being Lot 3 in Block 1 of Frontier Development Subdivision - Third Installment in Bryan, Brazos County, Texas.*
10. **Rezoning [RZ10-05](#): Curtis Capps** **R. Haynes**  
*A request to change the zoning classification from Mixed Use District (MU-2) to Mixed Use Residential District (MU-1) on 0.682 acres of land along the south side of the 300 block of Bonneville Street between Lucky Street and West 24<sup>th</sup> Street, being part of Lot 8 and Lots 9 through 12 in Block 9 of Henderson Addition in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF AN EXCEPTION FROM THE DESIGN STANDARDS OF THE CITY'S SUBDIVISION ORDINANCE – A PUBLIC HEARING WILL BE HELD FOR THE PLANNING EXCEPTION (Commission has final approval; appeals may be directed to City Council).**

11. **Planning Exception [PE10-01](#): Rostell Chapman** **R. Haynes**  
*A request for approval of an exception from standards of the Subdivision Ordinance limiting cul-de-sac street lengths in subdivisions with lot sizes equal to or greater than one acre to 1,200 feet, to allow a cul-de-sac street of up to 2844 feet in length on approximately 41.750 acres land located on*

*the south side of FM 1179, between Steep Hollow Circle and Hidden Trail in Bryan's eastern ETJ (planned Field Creek Estates subdivision) in Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF ABANDONMENT OF PUBLIC RIGHT-OF-WAY – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**12. Right-of-way Abandonment RA10-02: Phillips Addition Drawing**

**J. Fulgham**

*A request to abandon a 10-foot wide and 200-foot long portion of public right-of-way for an alley located in Block 22 of the Phillip's Addition that extends between South Haswell Drive and South Ennis Street in Bryan, Brazos County, Texas.*

**13. Right-of-way Abandonment RA10-03: Bryan Original Townsite Drawing**

**M. Audenaert**

*A request to abandon a public right of way in Block 161 of the Bryan Original Townsite for a 20-foot wide and 250-foot long alley right-of-way extending west from North Sims Avenue to North Sterling Avenue in Block 161 of the Bryan Original Townsite in Bryan, Brazos County, Texas.*

**14. ADJOURN.**

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, May 20, 2010 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR APRIL AVISON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.